

SHORT PLAT NO. SP-09-00001
 KITTITAS COUNTY, WASHINGTON

GROVE SHORT PLAT

PORTION OF
 SECTION 32 T. 19 N., R. 18 E., W.M.

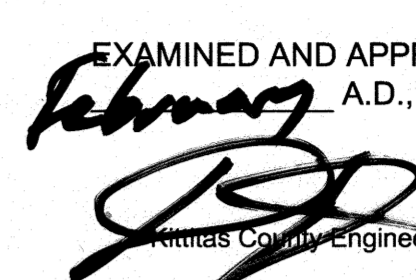
RECORDING NO. _____
 VOL./PAGE _____

APPROVALS

OWNER: Development Services of America
 P.O. BOX 25139
 Scottsdale, Arizona 85255
 EXISTING TAX PARCEL NUMBER 19-18-32000-0031
 ORIGINAL PARCEL AREA: 20.00 AC
 EXISTING ZONING: AGRICULTURAL-20

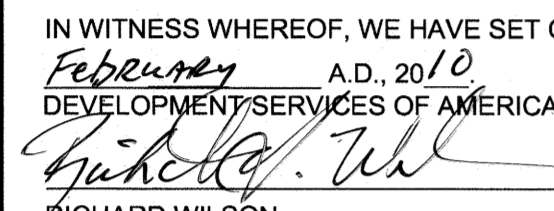
EXISTING LEGAL DESCRIPTION
 LOT 7 OF THAT CERTAIN SURVEY RECORDED JUNE 9, 2004, IN BOOK 30 OF SURVEYS, PAGE 75, UNDER AUDITOR'S FILE NO. 200406090023 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED this 29 day of February A.D., 2010

 Kittitas County Engineer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DEVELOPMENT SERVICES OF AMERICA, INC., A DELAWARE CORPORATION, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY IS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 5TH DAY OF February A.D., 2010.

 DEVELOPMENT SERVICES OF AMERICA, INC.
 RICHARD WILSON

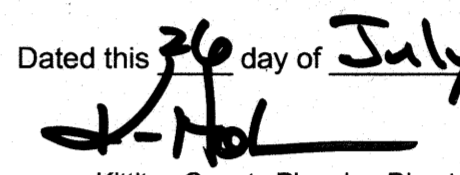
NEW LEGAL DESCRIPTIONS

LOT 1:
 THE EAST 644.42 FEET OF THE NORTH 675.89 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
 EXCEPT RIGHT-OF-WAY FOR LOWER GREEN CANYON ROAD ALONG THE EAST LINE THEREOF.

LOT 2:
 THE NORTH 675.89 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
 EXCEPT THE EAST 644.42 FEET THEREOF;

COUNTY PLANNING DIRECTOR

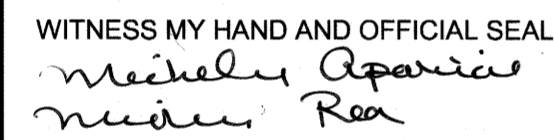
I hereby certify that the Short Plat has been examined by me and find that it conforms to the comprehensive plan of Kittitas County Planning Commission.

Dated this 30 day of July A.D., 2010

 Kittitas County Planning Director

ACKNOWLEDGEMENT

ARIZONA M/M/R
 STATE OF WASHINGTON)
 COUNTY OF KING) S.S.
 MARICOPA

THIS TO CERTIFY THAT ON THIS 5 DAY OF February A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED RICHARD WILSON, DEVELOPMENT SERVICES OF AMERICA, INC., A DELAWARE CORPORATION, TO BE KNOWN AS THE COMPANY WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT Maricopa city MY COMMISSION EXPIRES: 09/04/2012

NOTES

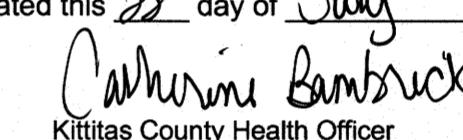
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- MAINTENANCE OF THE ACCESS IN THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

CLOSURE/PROCEDURAL STATEMENT

- THE RELATIVE POSITION OF THE SURVEY MONUMENTS SHOWN ON THIS DRAWING ARE BASED ON A CLOSED GPS OBSERVATION NETWORK.
- THIS SURVEY WAS PERFORMED WITH TRIMBLE 4600LS GPS RECEIVERS, TRIMBLE RTK SYSTEM WITH 5700 RECEIVERS, AND A TOPCON 211D ELECTRONIC THEODOLITE READING DIRECT TO 5 SECONDS OF ARC AND MEASURING DISTANCE ±(3MM±(2PPMxD)). NGS BASELINE COMPARED JULY 2002 AND NOVEMBER 2005. THIS SURVEY MEETS THE MINIMUM STANDARDS SET FORTH IN WAC 332-130.

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this 22nd day of July A.D., 2010

 Kittitas County Health Officer

RECORDER'S CERTIFICATE

filed for record this _____ day of _____, 20____ at _____ M
 in book _____ of _____ at pages _____ at the request of
 Kevin J. Walker.


 County Auditor Deputy County Auditor

REFERENCES

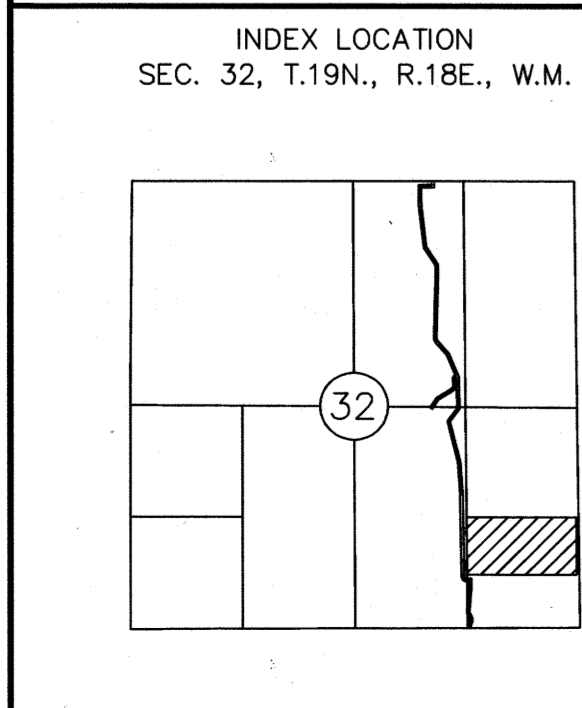
- RECORD OF SURVEY BY MICHAEL J. COKER RECORDED UNDER BOOK 14 OF SURVEYS, PAGE 65, RECORDS OF KITTITAS COUNTY.
- HOWARD'S END PLAT BY CHARLES A. CRUSE JR. RECORDED UNDER VOLUME 8 OF PLATS, PAGE 119, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY ROBERT R. RUMP RECORDED UNDER BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 187-192, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 28 OF SURVEYS, PAGES 11 AND 12, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY LARRY A. HENKE RECORDED UNDER BOOK 30 OF SURVEYS, PAGE 75, RECORDS OF KITTITAS COUNTY.

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed

Dated this 23 day of June A.D., 2010

 Kittitas County Treasurer

ORIGINAL TAX LOT NO. _____




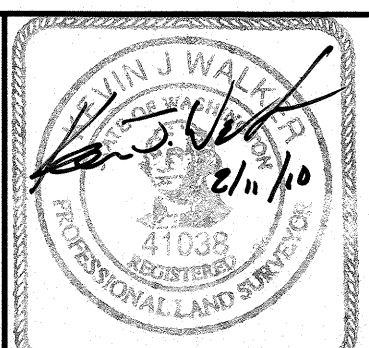
EASEMENT NOTE

AN INGRESS, EGRESS, AND UTILITIES EASEMENT, AS DELINEATED HEREON, IS HEREBY DEDICATED UPON RECORDING OF THIS SHORT PLAT TO SERVE LOTS 1 AND 2 AS DELINEATED ON THE FACE OF THE SAME. CONSTRUCTION AND MAINTENANCE OF SAID INGRESS, EGRESS, AND UTILITIES EASEMENT SHALL BE SHARED EQUALLY BY THOSE PARTIES WHO ARE BENEFITED BY SAID EASEMENT AND THE RESPONSIBILITY OF WHICH SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES HAVING OR ACQUIRING ANY RIGHT, TITLE, OR INTEREST IN THE LAND DESCRIBED HEREIN OR ANY PART THEREOF.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Development Services of America in January, 2009.


 Certificate No. 41038



BASIS OF BEARING

GPS OBSERVATIONS ON THE SECTIONAL MONUMENTS PERFORMED ON JULY 24 THROUGH JULY 27, 2000.

SURFACE DISTANCE = $\frac{\text{GRID DISTANCE}}{.999859933}$

DUNCANSON
 Company, Inc.
 CIVIL ENGINEERING · SURVEYING · LAND PLANNING
 145 S.W. 155th Street Ste. 102, Seattle, Washington 98166
 Phone: (206) 244-4141 Fax: (206) 244-4455

DWN. BY	KJW	DATE	01/26/10	JOB NO.	00731.032
CHKD. BY	JMB	SCALE	VARIES	SHEET	1 OF 2

VOL./PAGE

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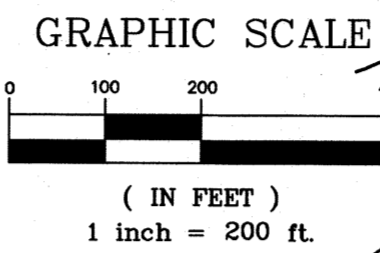
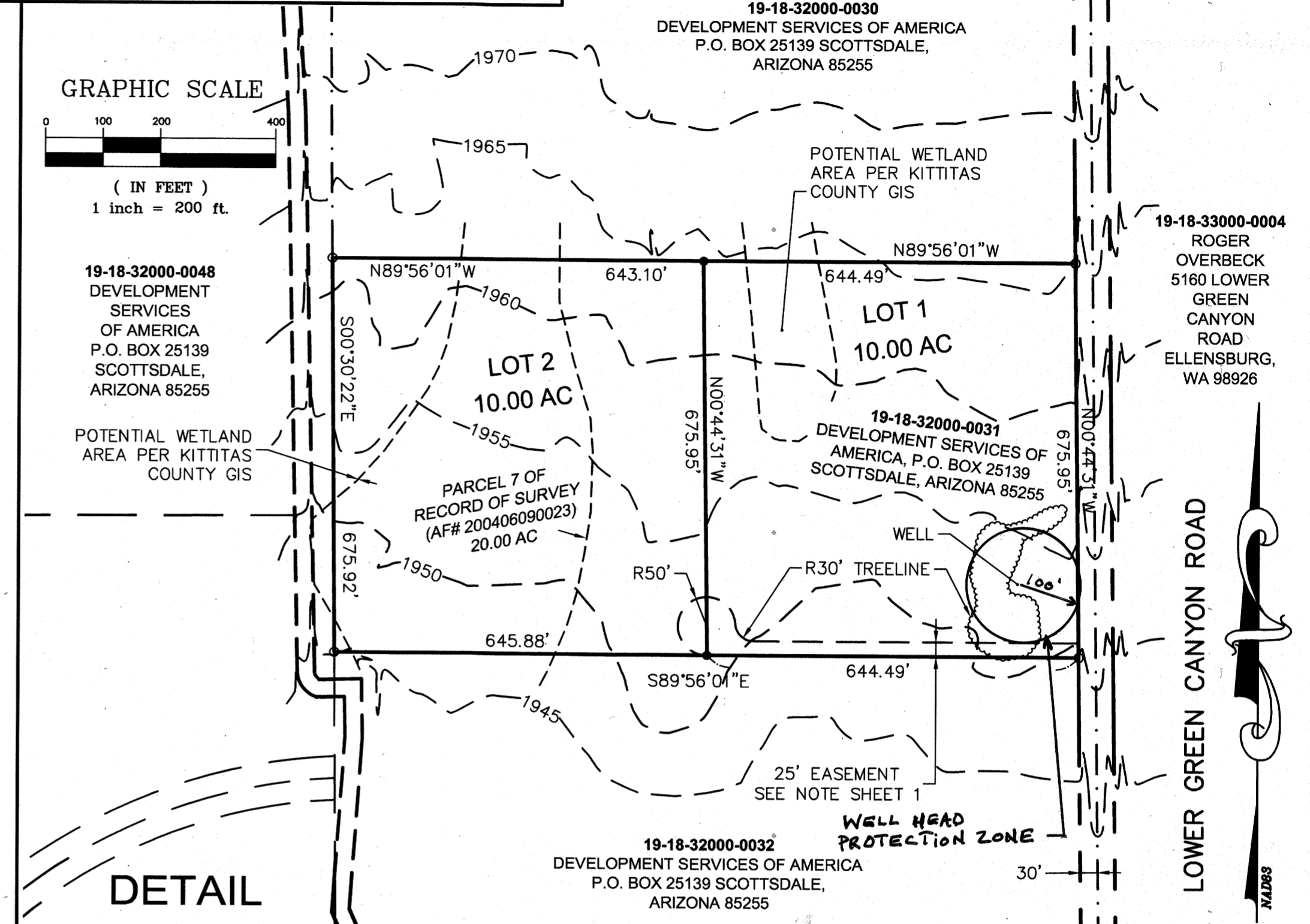
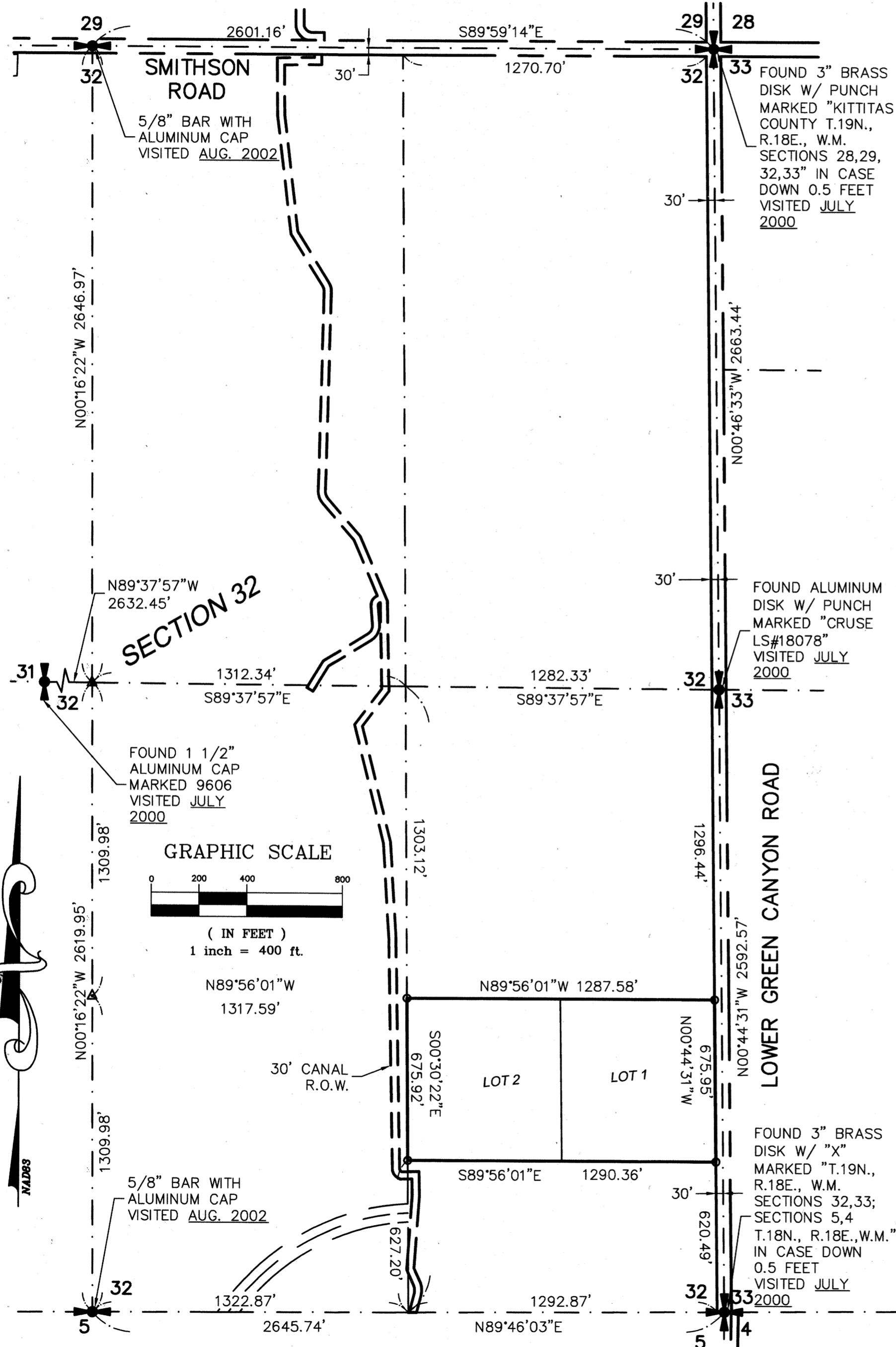
GROVE SHORT PLAT

RECORDING NO.

VOL./PAGE

PORTION OF

SECTION 32 T. 19 N., R. 18 E., W.M.



19-18-32000-0048
DEVELOPMENT SERVICES OF AMERICA
P.O. BOX 25139
SCOTTSDALE, ARIZONA 85255

19-18-32000-0030
DEVELOPMENT SERVICES OF AMERICA
P.O. BOX 25139 SCOTTSDALE,
ARIZONA 85255

19-18-33000-0004
ROGER OVERBECK
5160 LOWER GREEN CANYON ROAD
ELLENSBURG, WA 98926

19-18-32000-0031
DEVELOPMENT SERVICES OF AMERICA, P.O. BOX 25139
SCOTTSDALE, ARIZONA 85255

19-18-32000-0032
DEVELOPMENT SERVICES OF AMERICA
P.O. BOX 25139 SCOTTSDALE,
ARIZONA 85255

NOTE:
FUTURE DEVELOPMENT OF LOTS MAY REQUIRE A STUDY BY A CERTIFIED WETLAND BIOLOGIST TO DETERMINE WETLAND CLASSIFICATION AND FOR BUFFER REQUIREMENTS PURSUANT TO KCC CRITICAL AREAS CODE.

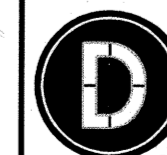
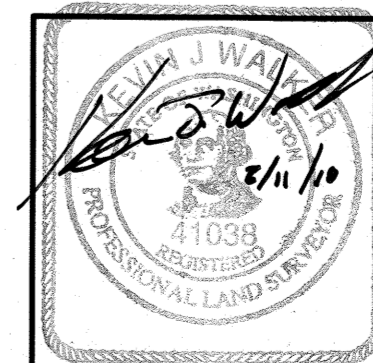
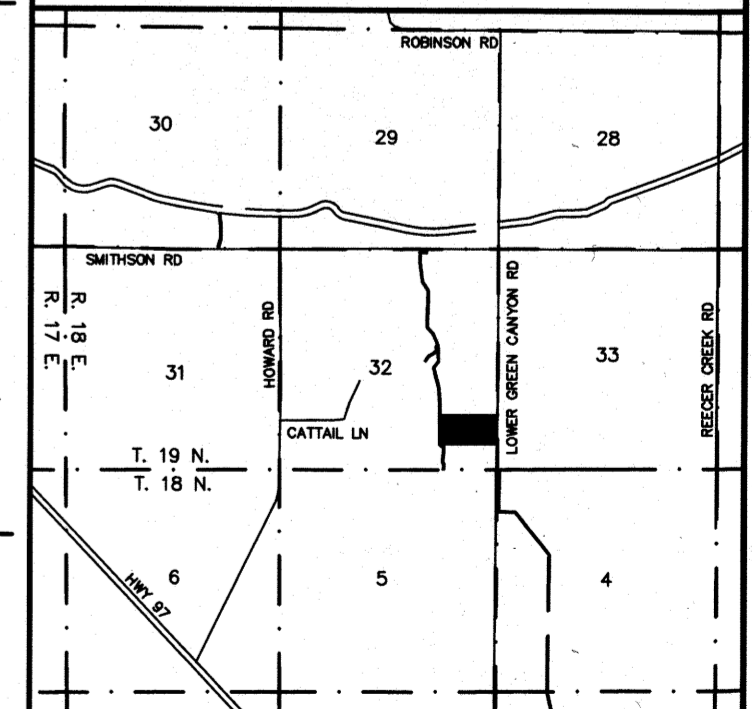
LEGEND

- SET REBAR AND CAP, L.S. #41038
- FOUND #5 REBAR AND CAP, L.S. #38975
- ⊕ FOUND SECTIONAL QUARTER CORNER, AS NOTED
- ⊕ FOUND SECTION CORNER, AS NOTED
- ▲ CALCULATED POSITION NOT SET

NOTE

CONTOURS AND TOPOGRAPHIC FEATURES SHOWN PER 2007 AERIAL PERFORMED BY AERO-METRIC.

VICINITY MAP



DUNCANSON
Company, Inc.

CIVIL ENGINEERING · SURVEYING · LAND PLANNING
145 S.W. 155th Street Ste. 102, Seattle, Washington 98166
Phone: (206) 244-4141 Fax: (206) 244-4455

DWN. BY	KJW	DATE	01/26/10	JOB NO.	00731.032
CHKD. BY	JMB	SCALE	VARIES	SHEET	2 OF 2